



## GLOSSARY

**Accessory housing:** Dwellings constructed within an existing single family home, usually for use as a rental unit.

**Accessory unit:** A dwelling physically separated from the primary dwelling unit, which includes kitchen, sleeping, and bathroom facilities. Also known as a "mother-in-law apartment."

**Activity node:** An area of clustered higher density land uses.

**Adaptive use:** The utilization of an older building that is no longer suited for its original purpose, but may be modified and used for a different purpose such as housing. A common example is the conversion of older public school buildings to rental or condominium apartments.

**Affordable housing:** Housing that meets the needs of a household earning at or below eighty percent (80%) of county median income (adjusted for household size), for which the household pays no more than thirty percent (30%) of its gross income toward housing costs, including utilities.

**Aquifer:** Groundwater-bearing geologic formation or formations that contain enough saturated permeable material to yield significant quantities of water to wells.

**Aquifer Protection Area (APA):** Zone of capture and recharge area for a well or well field owned or operated by the City of Renton.

**Aquifer protection zones:** Zones of an APA designated to provide graduated levels of aquifer protection. Each APA may be subdivided by the City into two aquifer protection zones.

- a. **Zone 1:** The land area situated between a well or well field owned by the City of Renton and the 365-day groundwater travel time contour.
- b. **Zone 2:** The land area situated between the 365-day groundwater travel time contour and the boundary of the zone of potential capture for a well or well field owned or operated by the City of Renton.

**Arterial, minor:** Right-of-way that serves as a distributor of traffic from a principal arterial to lower classified streets, directly to secondary traffic generators such as community shopping areas and high schools, and serves trips between neighborhoods within a community. Minor streets are more intensive than collectors, but less intensive than principal arterials.

**Arterial, principal:** Right-of-way that connects regional arterials to major activity areas and directly to traffic destinations. Principal arterials are the most intensive arterial classification, serve major traffic generators such as the Urban Center, major shopping and commercial districts, and move traffic from community to community.

**Basin (Surface Water Utility):** An area drained by a river and its tributaries.

**Basin (Water Utility):** An area defined by the natural features of the landscape such that any flow of water in said area will flow toward one low point.

**Best Management Practices (Surface Water Utility):** Conservation practices or systems of practices and management measures that:

- a. Control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxins, and sediment;
- b. Minimize adverse impacts to surface water and groundwater flow, circulation patterns, and to the chemical, physical, and biological characteristics of wetlands; and



- c. Include allowing proper use and storage of fertilizers/pesticides.

**Bicycle facility:** An improvement designed to facilitate accessibility by bicycle, including bicycle trails, bicycle lanes, storage facilities, etc.

**Boulevards:** Typically a broad thoroughfare that is often separated by a landscaped median or center divider that has potential to function as linear open space. Boulevard designation would imply a higher priority for landscape, sidewalk, or trail improvements.

**Buildable Lands Analysis (BLA):** An assessment required by Washington state law that requires six counties to determine the amount of land suitable for urban development and its capacity for growth, based upon a five-year measurement of actual development activity. King County (and five others) must report the results of the buildable lands analysis to the state every five years.

**Capacity:** The space to accommodate population growth or increases in employment or residential uses as determined by the methodology used in the Buildable Lands Analysis.

**Capacity problem (Wastewater Utility):** When flow rates exceed what the facility is designed to convey.

**Capital facilities:** Infrastructure, structures, improvements, pieces of equipment or other major assets, and land that serve public purposes and provide services.

**Cell (Cellular Telephone Service):** The geographic cellular telephone coverage area, approximately 2 to 10 miles in radius, served by low-powered transmitters.

**Cell site (Cellular Telephone Service):** A communications site that includes the cellular transmitting and receiving antennas, cellular base station radios, and interconnecting equipment. This equipment is necessary to route cellular telephone system through the mobile telephone switching office and connect to the conventional wire-line telephone network.

**Cell splitting (Cellular Telephone Service):** The process of dividing a larger cell into several smaller units, to provide additional channels within the same cell.

**Chemicals (Surface Water Utility):** All "Regulated Substances" as defined by the City of Renton in the Aquifer Protection Ordinance (APO).

**Circuit:** A set of conductors through which an electric current is intended to flow. Also known as a "line."

**Cluster development:** A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally critical areas.

**Collocation:** The result of placing public facilities at or near the same location to provide increased public access. One example is the collocation of a public school with a community center.

**Commercial use:** A business or employment activity or other enterprise that is carried out for profit on a property by the owner, lessee, or licensee.

**Community:** A subarea of the City consisting of residential institutional and commercial land uses and sharing a common identity (e.g., the Highlands in Renton).

**Community separator:** See "Urban Separator"

**Commute trip:** A trip made from an employee's residence to a worksite for a regularly scheduled work day.



**Commute Trip Reduction (CTR):** A Washington state law requiring counties with a population greater than 150,000 to implement a plan to reduce single occupant commute trips and number of commute trip vehicle miles traveled per employee by employees of major public and private sector employers. The plan is developed in cooperation with local transit agencies, regional transportation planning organizations, major employers, and the owners of and employers at major worksites.

**Concurrency:** A Growth Management Act requirement that transportation facilities and other infrastructure, such as water and sewer, needed to maintain adopted Level of Service (LOS) standards, are available within six years of development at the time of occupancy or within a specified time period.

**Conductor:** A wire or cable intended to carry electric power, supported by poles, towers or other structures.

**Countywide Planning Policies (CPPs):** A series of policies that address growth management issues in King County. The CPPs provide a countywide vision and serve as a framework for each jurisdiction to develop its own comprehensive plan, which must be consistent with the overall vision for the future of King County.

**Critical areas:** Wetlands, aquifer recharge areas, fish and wildlife habitat, frequently flooded, and geologically hazardous areas regulated by the City of Renton's Critical Areas Ordinance.

**Demand (Water Utility):** The quantity of water obtained from the water supply source over a period of time to meet the needs of domestic, commercial, industrial and public use, and also firefighting water, system losses, and miscellaneous other water uses. Demands are normally discussed in terms of flow rate, such as million gallons per day (mgd) or gallons per minute (gpm). The flow rates can be described in terms of a volume of water delivered during a certain time period. Flow rates pertinent to the analysis and design of water systems are:

- a. **Average Daily Demand (ADD).** The total amount of water delivered to the system in a year divided by the number of days in the year. This is further divided into average residential (ADDR), commercial (ADDC), industrial (ADDI), and unaccounted for (ADDN) demands.
- b. **Maximum Month Demand.** The total amount of water delivered to the system during the month of maximum water use.
- c. **Peak Hour Demand.** The amount of water delivered to the system in the hour of maximum use usually occurring during the maximum day.

**Density:** The number of dwelling units per acre. See "net density."

**Density bonus:** Incentive provided to a developer of housing, in exchange for meeting a specified condition or conditions such as quality of design or provision of a certain type of housing unit or other use.

**Detention/retention facilities:** Facilities designed either to hold runoff for a short period of time and then release it to the point of discharge at a controlled rate or to hold water for a considerable length of time and then consume it by evaporation, plants or infiltration into the ground.

**Development standards:** Restrictions, requirements and provisions for land development imposed by ordinance. In Renton, development standards are included in the Renton Municipal Code Title IV, "Development Regulations."

**Duplex:** A residential building located on a single lot that contains two attached dwelling units under one roof. Also known as a "flat."

**Dwelling unit:** One or more rooms located within a structure, designed as and arranged for living accommodations, and occupied or intended to be occupied by not more than one family and permitted roomers



and boarders, independent from any other family. The existence of a food preparation area and sanitation facilities within the room or rooms shall be evidence of the existence of a dwelling unit. Dormitories, institutional housing, and other group quarters are not counted as dwelling units.

**Employment Center:** An area of the City where various industries provide higher than average concentrations of employment.

**Equalizing storage (Water Utility):** The act of balancing the difference between the capacity of the sources of supply and the maximum demand rate (generally considered the highest use hour of the hottest day of the year). In water systems that service a large number of residences, the demand for water varies hourly and supply facilities are sized to meet the average rate of the maximum day demand. The maximum hour demand rate is typically about twice the average maximum day rate. If equalizing storage is not available to provide water during peak hours, the supply facilities and major pipelines would have to be sized for the maximum hour demands. However, during non-peak hours, much of the supply capacity would not be used. Instead, equalizing storage facilities are used to make up the difference between maximum hour and maximum day demand.

The stored water is released when demand exceeds the supply, and replenished when the supply exceeds demand. Equalizing storage facilities enable supply facilities and pipelines to be smaller and, therefore, lower costs for supply and pipeline facilities are obtained.

**Feeder system (Cable Television Service):** The line that carries the signal from a trunk line amplifier to the subscriber's service drop.

**Fiber optic cable:** A multi-layered cable composed of fine strands of glass fibers capable of transmitting large quantities of coded data by means of modulated light rather than electronic signals. It is preferred as a medium for television signals as it can carry more signals with less dissipation.

**Fireflow:** The rate of flow of water required during firefighting.

**Fire storage:** Reservoir capacity required to meet fire flows.

**Force main:** A sanitary sewer main that utilizes artificial means (pressure) to transport waste. A force main usually moves sewage from a lower elevation to or across a higher elevation. A lift station typically pumps sewage from one basin through a force main to another basin.

**Functional plans:** City departments prepare planning documents that establish long-range goals and objectives to guide their operations and capital development requests. These plans, referred to as functional plans, typically represent the ideal goals for the department in providing urban services and facilities.

**Gate station (Natural Gas Service):** The point at which gas from Northwest Pipeline enters the Puget Sound Energy system, where odorant is added for safety, pressure is reduced between 200 to 300 psi, and the gas is metered.

**Gateway:** A point of entry that identifies a transition between different land uses, landscapes and jurisdictional boundaries and enhances a feeling of anticipation and arrival for the approaching traveler.

**Geologically hazardous:** Areas that may be prone to one or more of the following conditions: erosion, flooding, landslides, coal mine hazards, or seismic activity.

**Gravity sewer:** A sanitary sewer main installed with the intention of utilizing gravity or "downhill flow" to move the waste. The maximum capacity for a gravity sewer is the volume of flow that can be carried in a sewer at a depth to diameter ratio of 0.70.



**Greenbelt:** An area intended for open space, recreation, very low-density residential uses, agriculture, geographic relief between land uses, or other low-intensity uses.

**Growth Management Act (GMA) of 1990:** A law passed by the Washington State Legislature in 1990 (RCW 36.70A), and amended periodically thereafter, that mandates comprehensive planning in designated counties and cities.

**Hazardous waste:** Any wastes included in the State of Washington, Department of Ecology Dangerous Waste Regulations, Chapter 173-303 of the Washington Administrative Code (WAC).

**Headend (Cable Television Service):** The electronic equipment that amplifies and processes television signals from all sources. After being assigned a channel, the signals leave via the trunk system.

**Heavy industrial:** A type of land use including manufacturing processes using raw materials, extractive land uses, and any industrial uses that typically are incompatible with adjacent uses due to noise, odor, toxic chemicals, or other activities which could pose a hazard to public health and safety.

**High-occupancy vehicle (HOV):** Generally, a vehicle carrying two or more people.

**Housing unit:** Any dwelling unit, housekeeping unit, guest room, dormitory, or single-occupancy unit.

**Impact fees:** Fees imposed on developers to pay for the community's costs of providing services to a new development. Such charges are an extension of efforts to make new development pay for their impact on the community. Impact fees may also involve some effort to predict the total cost of the community for servicing the new development and relate it to the revenues that will be produced by the development once it is completed.

**Impervious surface:** A hard surface area that either prevents or retards the entry of water into the soil mantle under natural conditions prior to development, and/or a hard surface that causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common examples include, but are not limited to, roof tops, walkways, patios, decks, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed or oiled earthen materials, macadam, or other surfaces that similarly impede the natural infiltration of storm water.

**Industrial:** A type of land use characterized by production, manufacturing, distribution or fabrication activities.

**Infill development:** Development consisting of either construction on one or more lots in an area that is mostly developed, or new construction between two existing structures.

**Infill housing:** Construction of new dwelling units on vacant or underutilized parcels in built-up areas. Because utilities, transit, and other infrastructure are already in place, the costs and impacts of new units are generally lower than for development on raw land.

**Infiltration (Wastewater Utility):** The entrance of ground water into the sanitary sewer system through cracks, pores, breaks, and defective joints in the sewer piping network.

**Inflow:** Direct flow of storm water into sanitary sewer systems through hookups from storm water collection facilities and illegal connections.

**Infrastructure:** Facilities and services needed to sustain industry, residential, commercial, and all other land use activities, including water, sewer lines, and other utilities, streets and roads, communications, and public facilities such as fire stations, parks, schools, etc.

**Institution:** A structure (or structures) and related grounds used by organizations providing educational, medical, social, and recreational services to the community such as hospitals, vocational or fine arts schools,



child care centers, whether operated for nonprofit or profit-making purposes; and nonprofit organizations such as colleges and universities, elementary and secondary schools, community centers and clubs, private clubs, religious facilities, museums, and institutes for advanced study.

**Intensive office:** Mid- to high-rise office development including structured parking typically located in areas with regional transportation access.

**Intermediate pressure (ip) distribution main:** Underground lines varying from 1.25 to 6 inches in diameter. Pressure averages 35 psi.

**Jobs/housing balance:** The ratio between jobs and housing within a specified area. The jobs/housing balance can influence housing costs and transportation demand.

**Land use zoning:** Traditionally, a technical or physical approach to the segregation of incompatible land uses, such as residential and industrial use, through systems of land use and development controls. More recently, the techniques have emphasized reinforcing position relationships between compatible land uses such as residential and neighborhood commercial. The contemporary approach also emphasizes the close relationship between transportation and land use to more effectively respond to accessibility, reduction of infrastructure costs, urban design, air, noise, and water pollution, energy conservation, and conservation of resource lands.

**Landfill:** A disposal facility, or part of a facility, where solid waste is permanently placed in or on land and which is not a land spreading disposal facility.

**Large scale multi-family:** A residential building, or group of buildings that contain more than four dwelling units in each building.

**Level-of-service (LOS):** A qualitative rating of how well some unit of transportation supply (e.g., street, intersection, sidewalk, bikeway, transit route, ferry) meets its current or projected demand.

**Linear parks:** Parks that are long and narrow, and follow a natural or man-made corridor such as a road or stream course.

**Lift station:** A sewage pumping facility that consists of a wet well for collecting wastewater, mechanical equipment such as pumps, valves and piping, electrical and control equipment, and a force main. The maximum capacity for a lift station is equal to the peak, wet weather flow that the largest pump within the lift station has been designed to convey.

**Light industrial:** A type of land use including small scale or less intensive production, manufacturing, distribution or fabricating activities. Some office activities and supporting convenience retail activities may also be included.

**Looping main (Natural Gas Service):** A main that connects to a supply line at both ends, thereby providing an alternate route for natural gas to travel to an area needing additional supply.

**Manufactured housing:** A broad term including mobile homes, modular homes, and other "factory built" housing. The main distinction between manufactured homes and site-built homes is that manufactured homes are created in one or more parts away from the site, and then transported to it. "Red Seal" manufactured homes are built to HUD standards, with the chassis included as a permanent part of the home, although the axles must be removed when the home is installed. These homes, however, are built so that they may be placed on a permanent foundation. "Gold Seal" modular homes are constructed in a factory in several pieces that may be smaller or less complete than the pieces of a "Red Seal" manufactured home. Gold Seal homes are built to the specifications of the Uniform Building Code, and are placed on a permanent foundation, similar to a "stick-built" home. Unlike Red Seal homes, the chassis for transportation is not a permanent part of the home. Mobile





homes, as opposed to manufactured or modular homes, are typically located in established mobile home parks and were built before HUD standards for manufactured housing went into effect June 15, 1976.

**Master plan:** A plan that shows how proposed development will comply with the development standards in the applicable zoning. It also is intended to show compatibility of development within the Master Plan, and compatibility of anticipated uses in areas adjacent to and abutting the Master Plan area. It provides long-term guidance for a smaller area than a Conceptual Plan, but a larger area than a detailed Site Plan.

**Metro:** A countywide agency run by Metropolitan King County that provides regularly scheduled public transit service (both express and local service), park and ride lots, vanpools, ride-sharing, and customized service to meet people with special needs. Metro is also a regional sewage treatment agency charged with the collection, treatment, and disposal of sewage from the City of Renton and much of King County.

**Minimum density:** A development standard that sets the least amount of density permitted in a residential zone and results in a more efficient use of urban land than might otherwise be attained through market forces.

**Mitigation (Surface Water Utility):** Avoiding, minimizing or compensating for adverse wetland impacts. Mitigation, in the following order of preference, is:

- a. Avoiding the impact altogether by not taking a certain action or parts of an action;
  - b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking deliberate steps to avoid or reduce impacts;
  - c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
  - d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
  - e. Compensating for the impact by restoring or providing substitute resources or environments;
  - f. Monitoring the impact and the compensation project and taking appropriate corrective measures.
- Mitigation for individual actions may include a combination of the above measures.

**Mixed-use:** The presence of more than one category of use in a structure or development project, for example, a mixture of residential units and retail or offices in the same building or if in separate buildings, in close proximity to one another.

**Mode:** Types of transportation available for use, such as a bicycle, an automobile, or a bus.

**Mode-split:** The proportion of total persons using a particular mode of travel. In this document, mode-split generally refers to the percentage of people using public transportation as opposed to other motorized modes.

**Multi-family use:** A structure or portion of a structure containing two or more dwelling units.

**Multi-modal:** Referring to accessibility by a variety of travel modes, typically pedestrian, bicycle, transit, and automobile modes, but may also include water and air transport modes.

**Natural gas:** For the most part methane, a naturally occurring mixture of hydrocarbon and non-hydrocarbon gases found in porous geologic formations beneath the earth's surface, often in association with petroleum.

**Neighborhood commercial:** Small commercial areas providing limited retail goods and services such as groceries and dry cleaning for nearby customers.

**Net density:** A calculation of the number of housing units that would be allowed on a property after sensitive areas, public streets, and private access easements are subtracted from the gross area (gross acres minus



streets, easements, and sensitive areas multiplied by allowable housing units per acre). This calculation applies to residential uses only.

**Northwest Pipeline:** Interstate pipeline providing gas to Puget Sound Energy. Pressure varies from 600 to 900 psi in two parallel pipes, 26 and 30 inches in diameter.

**Off-site release rates (Surface Water Utility):** As a result of development, the peak release rate of water from the developed property during the design storm.

**On-street parking:** Parking spaces in the rights-of-way.

**Open space:** Any area of land, or water that provides physical or visual relief from the developed environment. Open space may be essentially unimproved and set aside, designated or reserved for public use or enjoyment, or for the private use and enjoyment of adjacent property owners. Open space may also consist of undeveloped or developed areas including urban plazas, parks, pedestrian corridors, landscaping, pastures, woodlands, greenbelts, wetlands, and other natural areas or street rights-of-way which provide visual relief within developed areas. The term does not include driveway, parking lots, or other surfaces designed for vehicular travel.

**Outfall:** The point, location, or structure where wastewater or drainage discharges from a sewer, drain, or other conduit.

**P-1 Channel:** An existing channel in the lower Green River Valley that transports the surface water flows of Springbrook Creek to the Black River Pump Station.

**Peak flow (wastewater utility):** The maximum amount of sewage, either actual or estimated, that must be transported through the system in a given time (usually in gallons per minute). Peak flow is usually measured or calculated during the wettest time of the year when rain and high ground water add inflow and infiltration to the normal flow of the system at the time of day when domestic use is the greatest.

**Peak hour:** One-hour interval within the peak period when travel demand is usually highest (e.g., 7:30-8:30 a.m. and 4:30-5:30 p.m.).

**Pedestrian-orientated:** A type of development where the location and access to buildings, types of uses permitted on the street level, and design of building facades are based on the needs of people on foot.

**Pedestrian facility:** An improvement designed to facilitate accessibility by foot or wheelchair, including sidewalks, curb ramps, crosswalks, overpasses and undercrossings, etc.

**Pipeline:** Buried pipe systems (including all pipe, pipe joints, fittings, valves, manholes, sumps, and appurtenances that are in contact with the substance being transported) utilized for the conveyance of regulated substances. Pipelines include, but are not limited to, sanitary sewers, side sewers, leachate pipelines, and product pipelines, such as petroleum.

**Planning Area:** A geographic area defined on a map in a comprehensive plan that is a logical area for expansion of the system. Conversion of a planning area to a utility service area requires King County approval of an amendment to a comprehensive plan.

**Platting:** Essentially a map of a piece of land that shows the location, boundaries, area, and other details of existing and proposed lots, streets, utilities, public areas, and all other necessary data to demonstrate compliance with subdivision regulations; state statutes provide for the recording of plats, and the selling of lots or parcels of land by referring to the recorded plat.





**Potential Annexation Area (PAA):** The area within the Urban Growth Area that is not already incorporated as a city and is designated for future annexation by specific cities.

**Pre-development levels (Surface Water Utility):** The rate of flow under a design storm occurrence that would occur in absence of a development.

**Pressure zone (Water Utility):** A water system subsection operating from one source at a common hydraulic elevation.

**Protected APA designated Zone 2:** If the aquifer supplying water to a well, well field, or spring is naturally protected by overlying geologic strata, the City of Renton may choose not to subdivide an APA into two zones. In such a case, the entire APA will be designated as Zone 2.

**Public facilities:** Streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, park and recreational facilities, schools and public buildings.

**Public Works:** The City of Renton's Planning/Building/Public Works Department.

**Recyclables (Solid Waste Utility):** Newspaper, uncoated mixed paper, aluminum, glass and metal, food and beverage containers, Polyethylene terephthalate (PET #1) plastic bottles, High Density Polyethylene (HDPE #2) plastic bottles, and such other materials that the City and contractor determine to be recyclable.

**Residential use:** Any land use that provides for living space. Examples include artist studio/dwelling, boarding house, caretaker's quarters, single family, multi-family, special residence, floating homes, and mobile home parks.

**Rezoning:** An amendment approved by the governing body, to the Official Zoning Map and/or text of development standards to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated lot or land area.

Rezoning can take two forms: 1) a Comprehensive Plan Amendment (revision or modification of the text and/or map), or 2) a change of the zoning district applied to a particular lot or lots, without a change in the Comprehensive Plan land use designation.

**Right(s)-of-way:** A public or private area that allows for the passage of people or goods. Right-of-way includes passageways such as freeways, streets, bike paths, alleys, and walkways. A public right-of-way is a right-of-way that is dedicated or deeded to the public for public use and under the control of a public agency.

**Runoff:** That portion of precipitation that flows over land surface and enters a natural drainage system or constructed storm sewer system during and immediate following a storm.

**Rural area:** A sparsely developed area located outside of the Urban Growth Area, where the land is undeveloped or primarily used for agricultural, forestry, resource extraction, very low-density residential uses, or open space purposes.

**Sanitary sewer:** A piping system that carries liquid and waterborne wastes from residences, commercial buildings, industrial plants, and institutions, together with minor quantities of ground, storm, and surface waters that are not admitted intentionally.

**SEPA:** See State Environmental Policy Act.

**Service area:** A geographic area within which service to customers is available as specifically defined on a map in a utilities service plan and approved by King County.



**Service drop (Cable Television Service):** Smaller diameter cable that runs from a feeder line to the subscriber's television.

**Side sewer:** In plumbing, the extension from the building drain to the public sewer or other place of disposal. Also called house connection or side sewer (private). A side sewer stub is that portion of the side sewer between the collector sewer and the individual property line.

**Single-occupant vehicle (SOV):** A vehicle carrying only one person.

**Solid waste:** A general term for discarded materials destined for disposal, but not discharged to a sewer or to the atmosphere.

**Special benefit districts:** Subareas of a community designated by city ordinance to assess payments for construction or installation of public facilities which primarily benefit the property owners within the district.

**Special needs housing:** This category refers to housing that is provided for low income or indigent persons and, where applicable, their dependents who, by virtue of disability or other personal factors, face serious impediments to independent living and who require special assistance and services in order to sustain appropriate housing on a permanent, long-term or transitional basis.

**State Environmental Policy Act (SEPA):** The state law passed in 1971 requiring state and local agencies to consider environmental impacts in the decision-making process.

**Storm sewer or storm drain:** A sewer that carries storm water and surface water, street wash, and other wash waters, or drainage, but excludes domestic wastewater and industrial wastes.

**Storm water:** Water originating from precipitation, surface runoff, shallow ground water, or other drainage that does not include domestic wastewater or industrial wastes.

**Strip commercial:** An area occupied by businesses along an arterial street, located in one-story structures or platted lots and/or small shopping centers arranged in a line and set back from the street to allow front of store parking lots with individual driveway entrances and individual parking.

**Structured parking:** Vehicle parking within a building having one or more stories.

**Surface parking:** Open lots or grounds with at-grade vehicle parking facilities.

**Townhouse:** A form of ground-related housing where individual dwelling units are attached along at least one common wall to at least one other dwelling unit. Each dwelling unit occupies space from the ground to the roof.

**Transfer of development rights (TDRs):** A program in which the unused portion of a "sending" property's zoned capacity – one of the separable rights of property – is sold to the developer of a "receiving" site, who is allowed to add the capacity to the zoned limit of that site.

**Transfer station:** Permanent, fixed, supplemental collection and transportation facility, used by persons and route collection vehicles to deposit collected solid waste from off-site into a larger transfer vehicle for transport to a solid waste handling facility. Transfer stations may also include recycling facilities and compaction/baling systems.

**Transit:** Public transportation by public bus, light rail, heavy rail, and commuter rail transport, but not ferries or vanpools.

**Transportation Demand Management (TDM):** A system for reducing traffic congestion and provide multi-modal transportation opportunities, which is implemented in Washington State through the Commute Trip Reduction law. See Commute Trip Reduction (CTR) definition.



**Transportation Improvement Program (TIP):** A plan, adopted by a jurisdiction, that details the priority for improvements to the transportation system related infrastructure and the means and methods of financing those improvements.

**Transportation Systems Management (TSM):** Accommodating transportation demand by using the existing supply more efficiently and by emphasizing lower cost improvements that can be implemented quickly. For example, converting a general purpose traffic lane into a transit-way might increase the person-carrying capacity of a highway more easily and quickly than widening the highway for additional traffic lanes.

**Trunk system (Cable Television Service):** The cables that carry signals from the headend to the feeder lines. Since the signal loses strength as it travels down the cable, a series or cascade of amplifiers, located at intervals along its length, boost signal strength.

**Undeveloped rights-of-way:** Any undeveloped portion of a strip of land legally established for the use of pedestrians, vehicles, or utilities.

**Upzoning:** Changing the Official Zoning Map and/or text of development standards in a way that allows less restrictive uses (e.g., from residential to commercial) or allowing higher densities for a given area of land.

**Urban Center:** Defined by the Countywide Planning Policies, recognized by the Puget Sound Regional Council, and so designated by City Council Resolution, the Urban Center is an area of Renton with existing and/or future high employment concentration, residential use at high density, and accessibility. These areas promote non-SOV mobility, reduce sprawl, and maximize benefits of existing public investment.

**Urban growth area:** Area designated by the City and endorsed by the County for development over the next twenty years as required by the Growth Management Act. Urban growth patterns should not occur outside these areas.

**Urban separator:** Corridors of natural areas or very low density rural development between higher density urban areas. Examples include lands useful for open space, wildlife habitat, recreation trails and connection of critical areas, agricultural uses, or lands which have a rural character. Also known as a “Community Separator.”

**Utilities:** All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and includes facilities for the generation of electricity.

**Vision 2020:** Puget Sound Regional Council's 1990 adopted regional comprehensive vision that describes linking high-density residential and employment centers throughout the region by high capacity transit and promoting a multi-modal transportation system.

**Wastewater:** The spent or used water of a community or industry that contains dissolved and suspended contaminants that cannot be discharged directly to a lake, stream, or river.

**Wetlands:** Areas characterized by the presence of surface or groundwater at a frequency or duration to support vegetation adapted for life in saturated soil conditions. For the purposes of inventory, incentives, and non-regulatory programs, those lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For the purposes of regulation, wetlands are defined by the Federal Manual for the Regulation and Delineation of Jurisdictional Wetlands pursuant to this Chapter, Section 4-32-3.C. Wetlands created or restored as part of a mitigation project are regulated wetlands. Wetlands intentionally created for purposes other than wetland mitigation, including but not limited to, stormwater management, wastewater treatment or landscape amenities, drainage ditches are not considered regulated wetlands.



**Wildlife habitat:** An area characterized by wildlife that forage, nest, spawn, or migrate through, in search of food and shelter.

**Yard waste (Solid Waste Utility):** Debris from leaves, grass, and clippings of woody as well as fleshy plants. Materials larger than two inches (2") in diameter and four feet (4') in length shall not be considered yard waste.